

Statement of Environmental Effects

For

A House Extension (Additional Bathroom) and Deck
Extension/Rebuild and Associated Demolition Works

At

38 Parkland Road, Mona Vale



Prepared for Will Townsend and Rachel Harley

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1. Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) is prepared on behalf of Will Townsend and Rachel Harley (the owners) for a new bathroom extension and new deck and associated demolition at 38 Parkland Road, Mona Vale (site). Details of the accompanying master set plans prepared by Will Townsend and supporting documentation are listed at Section 1.3 of this SEE.

This SEE provides details of the subject site, surrounding environment, proposed development and compliance with the relevant Environmental Planning Instruments (EPIs) and planning controls.

The proposed development is considered acceptable and warrants the support of Council given the sympathetic design that is in keeping with the surrounding area and does not create any harm to neighbouring occupiers or the surrounding environment.

1.2 Statement of Environmental Effects

This report is a Statement of Environmental Effects, pursuant to Section 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act). In preparing this document, consideration has been given to the following:

- Environmental Planning & Assessment Act 1979 (the Act) (as amended)
- Environmental Planning & Assessment Regulation 2000
- Relevant Statement Environmental Planning Policies (SEPPs)
- Pittwater Local Environmental Plan, 2014 (LEP)
- Pittwater 21 Development Control Plan, 2014 (DCP)

1.3 Supporting Information

The subject DA is supported by the following:

- Statement of Environmental Effects prepared by Will Townsend (Owner)
- Master Set Plans prepared by Will Townsend dated March 2024 including the following:
 - Notification drawing
 - Proposed elevations
 - Existing elevations
 - Bathroom Layout Plan
 - Deck Isometric and Layout Plan
 - Landscaped Area calculation plan
 - Sedimentation plan
 - Waste Management Plan Drawing
 - Waste Management Plan template completed
- Boundary Identification Survey prepared by N.K Bennett & O'Donnell dated 04/09/2024 reference number 10587-1L1
- Basix Certificate No A1773705 dated 19/11/2024

- Acid Sulphate Soils Preliminary Assessment Report
- Site Setback Mark Up – Appendix A
- 36 Parkland Rd View Line Assessment – Appendix B
- Landscaped Area Calculations – Appendix C

2. Site Description and Analysis

2.1 Property and Site Description

The subject site is located at 38 Parkland Road, Mona Vale. The legal description of the site is Lot 23 DP242281.

The subject site is located in a low-density residential environment, zoned R2 -Low Density Residential. The existing dwelling is a two-storey building, located on an end lot fronting Parkland Road on a curved boundary.

Vehicular access and off street car parking is via an existing driveway off Parkland Road, as shown on figure 1. The site is regular in size but irregular in shape, as shown in Figure 1 and extends to 695 sqm. An up-to-date Boundary Identification Survey confirms the site area.

The front boundary (south and west) of 38 Parkland Rd extends to some 49.5 metres (31.5m Arc and 18m Straight), the side (east) boundary to 36 Parkland Road is 27.4 metres and the secondary side boundary (north) to Bayview Golf Course is 38 metres.

The existing living accommodation is made up of a brick, two storey 3-bedroom dwelling that sits on a moderately sloped block. With all main living areas contained on the upper level and a garage/laundry on the lower level

A new ensuite bathroom on the upper level on the site will significantly improve the living environment and amenity for the occupiers of the existing modest dwelling, without any impact on the surrounding environment or neighbouring amenity.

The new deck is proposed to replace the existing deck which is suffering from significant damage and timber rot, some original members have been completely removed and in other areas the previous owners have made temporary repairs to maintain a safe structure. An extension to the deck on the north eastern side is proposed to increase the functionality of the deck and provide a larger outdoor entertaining and dining space

Vehicular access and off-street car parking is via the existing driveway on parkland road and is to remain as existing.

Figure 1: Location of Site



Source: Northern Beaches Council Planning Maps

Figure 2: Aerial view of subject site



Source: Northern Beaches Council Planning Maps

2.2 Site Zoning and Planning Maps

The site is located in the Pittwater locality of the Northern Beaches council area, the following zoning overlays apply.

- Specified in the zoned R2–Low Density Residential in the Pittwater Local Environmental Plan, 2014 (LEP)
 - Dwelling houses and Secondary dwellings are permitted with consent.
 - Below the minimum lot size of 700m², it is 695m²
 - 8.5 metre maximum height of buildings
- Identified on Council's mapping to be in land within Area 3 of the Landscaped Area Map – Landscaped Area to be a minimum of 50% of the site area
- Identified on Council's Pittwater Biodiversity Map
- Identified partially within the Class 2 Pittwater Acid Sulphate Soils area
- Identified partially within the Class 2 Pittwater Acid Sulphate Soils area
- Identified on the SEPP – Coastal Management 2018 Map
- Not identified on the Estuarine hazard map
- Not identified on the NBC Flood Hazard map

The site does not appear to be subject to any other hazards or environmental constraints

Figure 3 - Pittwater Zoning – R2

38 Parkland Road MONA VALE NSW 2103



Figure 4 - Acid Sulphate Soils Map – Class 2

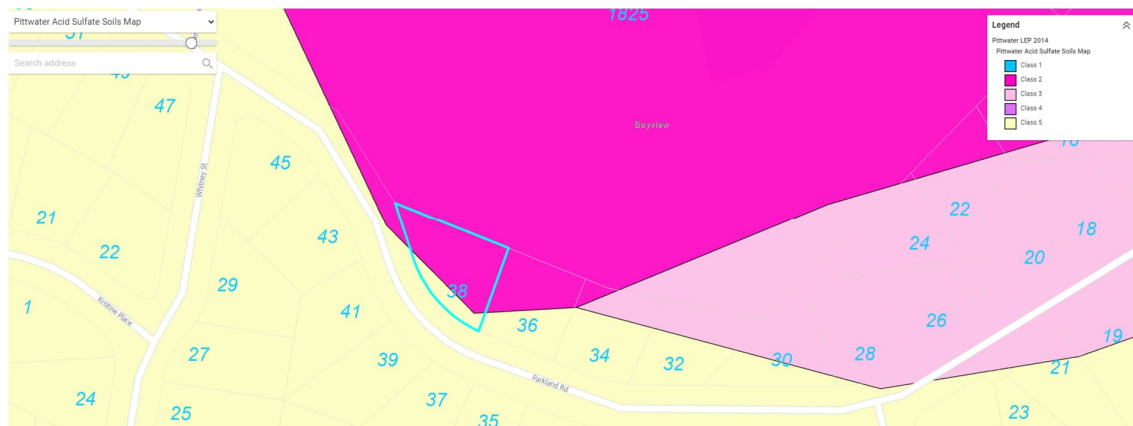
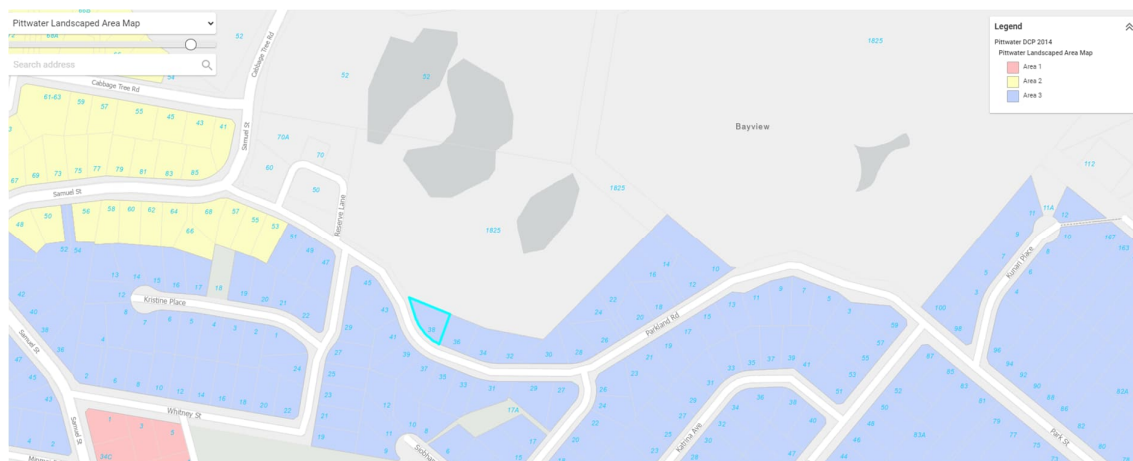


Figure 5 – Pittwater Biodiversity Map



Figure 6 – Pittwater Landscaped Area Map – Area 3



Discussion regarding the above and compliance with the relevant EPI's and planning controls is set out in sections 5 and 6 of this SEE

2.3 Surrounding Environment

The surrounding environment is predominantly made up of low-density dwellings of one to three storeys in a mix of architectural styles. The dwellings are predominately brick or rendered brick. The area was subdivided in the early 1970s with construction of most dwellings occurring between 1972 and 1985. A number of residences have been recently updated and most are well kept.

The only directly adjacent residential property is 36 Parkland Rd. No. 36 Parkland is set to the east of the subject site and is a large three storey brick residence. One bedroom window is located along the western elevation on the second storey, with the majority of windows located to the north and south elevations facing bayview golf course and parkland road. The main living areas are setback from the boundary 6-7m and separated by a double garage structure connected to the house. The boundary is separated by a combination of front garden hedge, a 1.8m high brick wall between the structures and a short length of 1.8m high timber fence in the back garden both topped by timber privacy screen of varying height.

Figure 7. 36 Parkland Road



The other property sharing a boundary is Bayview Golf course, the property is bounded along a steep sloped section of partially landscaped and grassed area. There is currently no fence however the owner is in discussions with the Golf Course about installing an appropriate fence. Whilst not on the boundary a small stream also separates the golf playing area from the small area of gold course land that adjoins the 38 Parkland. This stream is identified on the flood area maps however due to the rapid change in elevation no part of 38 parkland is identified on the flood zone maps. The gold course is characterized by large open areas of grassland and a large number of tall mostly native trees and some tall ferns.

3. Proposed Development

3.1 Details of Proposal

As shown in the accompanying plans, the proposed development seeks consent for a new bathroom extension and covered deck extension;

The works will involve

- New external wall and extension of roof to match existing profile over eastern building stair recess
- Partial Removal of existing concrete and brick external stair
- New ensuite bathroom and associated plumbing within the house extension
- Removal of the existing failing timber deck
- Construction of new timber deck including posts and stairs at the eastern extent
- Small increase to area of hard landscaped area underneath the deck footprint
- Retention of existing landscaping
- Render finish to existing external brick finish of entire house

Refer attached master set plans for more information

3.2 Rational for Development Application/Design Rational

The proposed development seeks Development Application consent for modest extensions to improve the living environment for the occupiers. The ensuite addition will provide additional bathroom facilities on the main living floor which will enable concurrent bathroom and shower use which will improve family living amenity. The deck extension will increase outdoor living space and provide a covered outdoor area of which there is currently none. The current state of the existing deck whilst safe is experiencing severe wood rot in several of the supporting cantilevered joists. A number of these joists have been removed or reinforced with new timber and repair may be possible. Despite the current repairs significant bounce and deflection of the deck occurs in normal use and the best option is complete replacement of the structure.

The surrounding environment, as already outlined in this statement, is made up of one to three storey dwellings in an existing and established residential environment.

The proposed development is in keeping with the height, bulk and scale of the surrounding built form, respectful to the natural environment and the amenity of neighbouring occupiers.

The materials and finishes proposed comprise of timber, render, aluminium windows, tiled roofing. The materials are in keeping with surrounding development and accord with DCP Control D1.5.

The proposed development does not significantly alter the existing landscaping on the site or have any detrimental impact on adjacent trees, or topography. There is minimal impact on the existing site coverage and reduction in overland flows with the extension of the roof area.

4. Planning History

4.1 DA Tracker Records

A tree removal permit Application Number: TA2024/0569 has been approved, permitting the removal of a dangerous leaning tree at the front of the property.

No other planning history evident in Council's online DA tracker

5. Environmental Planning Instruments (EPI's)

5.1 State Environmental Planning Policies

5.1.1 State environmental planning policy (BASIX) 2004

Comment: The proposed development having an estimated value of over \$50,000 requires a BASIX Certificate. A BASIX certificate No A1773705 dated 19/11/2024 has been issued.

5.1.2 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 sets out that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Comment: Given the historical and ongoing residential use of the site and surrounding location, the site is not considered to be subject to contamination. No further studies are required.

5.2 Pittwater Local Environmental Plan 2014 (LEP)

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

Comment: The subject site is located within the R2 zone –Low Density Residential.

The proposed development is for a new extension and deck as shown on the master set plans. The proposed development is permitted with consent in the zone and meets all the objectives of the zone.

Clause 4.3 Height of buildings

The height of a building at the subject site is not to exceed 8.5 metres.

Comment: The maximum height of the proposed development does not exceed 8.5 metres or the height of the existing dwelling house and complies with Clause 4.3 of the LEP.

Clause 7.3 – Flood planning

The subject site is not shown flood hazard area.

Comment: The proposed development does not give risk to any additional flood risk and flood control certificate is required

Clause 7.1– Acid sulfate soils

The subject site is shown as Class 2 on the Pittwater Acid Sulfate Soils Map.

Comment: An acid sulphate soils preliminary assessment report has been prepared as per the acid sulphate soils manual 1998. The report details that the proposed development does not require significant levels of excavation and that an acid sulphate soils management plan is not required. The proposed development complies with Cl. 7.1 of the LEP subject to approval by the consent authority.

Clause 7.2 – Earthwork

Comment: The proposed development does not require significant levels of excavation. The proposed development complies with Cl.7.2 of the LEP.

Clause 7.6 – Biodiversity

The subject site is identified on the biodiversity map.

Comment: A biodiversity report is not required given that there is no proposed removal of existing landscaping on the subject site and all significant trees on the site will be maintained. No excavation works are proposed within any of the large tree root zones also.

Clause 7.10 – Essential services

Comment: No amendments or additional load is required on existing essential services at the site by virtue of the proposed development.

In the preparation of this SEE, no other clauses of the Pittwater LEP 2014 were considered applicable to the proposed development on the site.

6. Development Control Plan (DCP)

- 6.1 Pittwater 21 Development Control Plan (DCP) sets out a range of outcomes and controls which provide best practice standards for development in the Pittwater area. The subject site is located within the Mona Vale Locality as identified on the Mona Vale Locality Map.
- 6.2 DCP Control A4.9 Mona Vale Locality sets out the context and desired future character of the area. Best practice requires any future development to be in accordance with the desired character of the area.

Desired Character

The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.

Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to

encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.

Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Comment: The proposed development is for extensions to an existing house to increase the functional amenity of the house for family living. The existing house will remain a modest two

storey 3 bedroom house in an area dominated by large 2 and 3 storey houses. The extensions do not greatly increase the bulk or scale of the existing house, with the bathroom extension making use of an existing external stair area and the roof being extended to match the existing profile. The new deck does increase the usable floor area, the majority of the increase is over an existing concrete hardstand so there is minimal effect on the landscaped area.

The materials proposed are in keeping with those materials used for surrounding development and would improve the quality of built form on the subject site. The landscaping on the site will remain as existing with the exception of cosmetic improvements at ground level around the perimeter of the deck following the construction completion.

The development is considered compliant with the outcomes of the Pittwater DCP, including the range of locality specific development controls specific to Mona Vale, as shown in Figure 8.

The DCP compliance table at Figure 6 addresses the relevant DCP controls applicable to the site and the development proposed.

6.3 Pittwater 21 Development Control Plan

Figure 8: Pittwater 21 DCPO compliance table against relevant DCP for proposed.

DCP Control	Compliance with Objective	Compliance with Requirements	Comments
A4.9 Mona Vale Locality	Yes	Yes	Refer section 6.2
B4 Controls relating to the Natural Environment	Yes	Yes	The site is identified on the Biodiversity map. Existing mature landscaping at the subject site is to be retained and the proposed development does not create any detrimental impacts to trees or biodiversity. An ecology report is not required.
B5.15 Stormwater	Yes	Yes	No changes to existing stormwater as identified on the survey plans
B6 Access and Parking	Yes	Yes	Existing car parking in the garage and driveway is maintained
B8 Site Management	Yes	Yes	Minimal excavation will be required for the proposed works, erosion and sedimentation control will be managed during construction, and waste management is as per the Master set and Waste Management Plan submitted.
C1.1 Landscaping	Yes	Yes	No trees or large planting to be effected by the works. Some small shrubbery <0.5m high to be relocated or replaced for the deck posts

C1.3 View Sharing	Yes	Yes	By virtue of the design of the proposal, topography and existing tree canopy, only minor peripheral view loss 36 parkland road, refer view sharing assessment. No view loss to any other neighbouring properties will occur
C1.4 Solar Access	Yes	Yes	The development proposal does not have significant impact on neighbouring properties solar access. Due to the building orientation of the houses being almost directly north facing. The extension follows existing roof profile and does not extend the roof profile there will be no effect. The deck is not directly adjacent to any neighbouring living areas. Shadow diagrams have not been prepared
C1.5 Visual Privacy	Yes	Yes	The bathroom extension will only include a high level frosted window The balcony to include 1.8m privacy screens to the east elevation to provide privacy to the neighbouring property and swimming pool area, refer master plans.
C1.6 Acoustic Privacy	Yes	Yes	No noise generating plant is proposed to protect neighbouring amenity.
D9.1 Character as viewed from a public place	Yes	Yes	The proposed deck will have a positive impact on the site when viewed from a public place. The site is located on an end lot and the upgrade of the existing deck will add to the quality of the surrounding streetscape. The extension will not be highly visible from any public locations. The retention of existing mature landscaping would assist in adding quality and character to the site.
D9.3 Building and colours and materials	Yes	Yes	The materials proposed are in keeping with surrounding development.
D9.6 Front building line	Yes	Yes	The development has no impact on the front building line
D9.7 Side and Rear Building Lines	Yes	No – Acceptable on merit and dependant on assessment of rear/side setbacks given	The development complies with minimum 1m to the north boundary The deck extension will extend the existing deck 1.2m to the north. The deck will be positioned a minimum of 2.96m from the northern boundary

		irregular block shape and end lot location	<p>. The stair at low level extends a further 1.1m. The stair will be a minimum of 1.84m from the northern boundary As demonstrated by the view sharing assessment the impact on the neighbouring property is minimal. The impact on the golf course views are minimal and screened by large vegetation.</p> <p>The setback to the west varies from 6.5m and increases greatly to the north west due to the irregular shape of the block.</p> <p>The assessment against D1.09 is detailed in Section 6.4 of this report.</p>
D9.9 Building Envelope	Yes	Yes	The proposed building envelope is not significantly greater than existing and does not present any additional impacts contrary to the outcome of the control.
D9.10 Landscape Area - General	Yes	Yes	<p>50% landscaped area required. The landscaped area provided exceeds the numerical requirements and meets the outcomes of the control – see landscaped area calculations included in master drawing set.</p> <p>57% landscaped area provided.</p> <p>Calculation drawing included as Appendix C</p>

6.4 Non Compliance acceptable on merit

DCP Control D9.7 Side and Rear Building Lines

The proposal seeks permission to build closer to the northern boundary that adjoins Bayview golf course. The definition of whether or not this is classed as a rear or side setback is pending council assessment of the proposal, block shape and site constraints. For the purpose of our assessment, we have assumed non-compliance.

Assessment as rear setback results in non-compliance due to the distance from the deck being a minimum of 2.96m from the boundary and the wrap around stair at a lower level being 1.84 from the boundary. The existing balcony is already located completely within the 6.5m setback – see figure 9 below. Therefore the proposal only seeks to extend the deck a further 1.1m over a portion of the deck. This will allow the deck to be used for outdoor dining which will be beneficial to the inhabitants as they will be able to better enjoy the surrounding environment. DCP control allows for variation to the setback under certain circumstances. Note also that a concrete patio area at ground level also exists and impedes 4.4m into the setback leaving only 2.1m to the boundary.

We have assumed maintenance of the existing setback over the western portion of the deck will not be an issue. The control also allows for variation where the property is less than 20m in width. Given the irregular shape, a majority of the block could be considered less than 20m in width so a variation should be allowed.

Assessment as a side setback requiring 2.5m (should be considered a secondary side setback as the eastern side setback is 1.5m) results in conformance for the deck and only a minor non-conformance for the stairs at 1m above existing ground level. Given the irregular shape of the block and the fact the property is bounded by parkland road to the south and west, one R2 zoned block to the east and a RE2 private recreation space it is very reasonable that the northern boundary is considered a side setback.

Refer to [Appendix A](#) for a detailed mark up of the site setbacks and proposed structures. The mark up demonstrates that there is only a small footprint available for the dwelling which is currently very modest. A 6.5 setback to the north would significantly reduce this further and is already impeded by several existing structures as ground level and at the first floor. A 2.5m setback is reasonable noting that other areas available for extension are currently occupied by the driveway and/or have steep topography. The mark up shows that the proposed extensions are within reasonable confines and should be accepted on merit.

Neighbouring Property Consideration

The neighbouring property has been considered, the adjacent swimming pool area is currently highly visible from the existing deck which does not have privacy screens. The new deck will feature privacy screens which will allow the neighbouring property to have increased privacy when enjoying their pool and entertaining areas.

A view line assessment has also been completed to confirm that the predominant northern view over Bayview golf course that is enjoyed by 36 Parkland Road is not adversely affected. The view line assessment is attached as [Appendix B](#). The study shown that there is only a minor reduction in the view to the west by 14 degrees that is already hindered by large trees and the existing deck structure. The property will continue to enjoy 126 degrees of view from all living areas of the 36 Parkland which are a hugely important feature that is enjoyed by the occupiers. The property was visited with permission of the owner as part of the assessment.

Consideration on impact on Bayview golf course amenity, there will be minimal impact as the area between the playing course and the boundary is wide, separated by a waterway and screened by very large native high level canopy trees and mid level canopy trees.

Summary

Considering the above the small encroachment into the northern boundary setback should be acceptable on merit due to the minimal negative impact on neighbouring properties and some positive impact through the addition of privacy screening.

7. Section 4.15 of the Environmental Planning & Assessment Act 1979

The subject DA has been assessed having regard to the matters for consideration pursuant to Section 4.15 of the EP&A Act. Council can be satisfied of the following:

- The use (proposal) is permissible with consent in the zone and consistent with the objectives of the zone, pursuant to the Pittwater LEP 2014 and does not give rise to any unacceptable non-compliance with EPIs or DCP controls, as discussed in Sections 5 and 6 of this SEE and in accordance with Section 4.15 (1) (a) of the EP&A Act.
- The use will result in positive environmental, social and economic impacts in accordance with Section 4.15 (1) (b) of the EP&A Act as follows:

Environmental Impact

The proposed development will have a neutral environmental impact, as demonstrated in Section 6, given the positive impact on the surrounding environment and improvement to the visual appearance of the dwelling house when viewed from the streetscape. Given the modest scale of the development proposed, the amenity of neighbouring occupiers is not impacted. No environmental impacts are envisaged as a result of the proposed development.

Social Impact

The proposed development will have a social benefit for the occupiers of the subject site and future occupiers and no harmful impact on neighbouring occupiers is anticipated as set out in Section 6.

Economic Impact

The proposed development will have a limited economic benefit during the construction phase.

- The site is suitable for the proposed development in accordance with Section 4.15 (1) (c) of the EP&A Act given that the proposed new dwelling and associated built form is set within a low-density residential environment. The design of the proposed is in keeping with and compatible with the current and likely future character of the area.
- Public interest is best met through the approval of this subject DA in accordance with Section 4.15 (1) (e) of the EP&A Act.

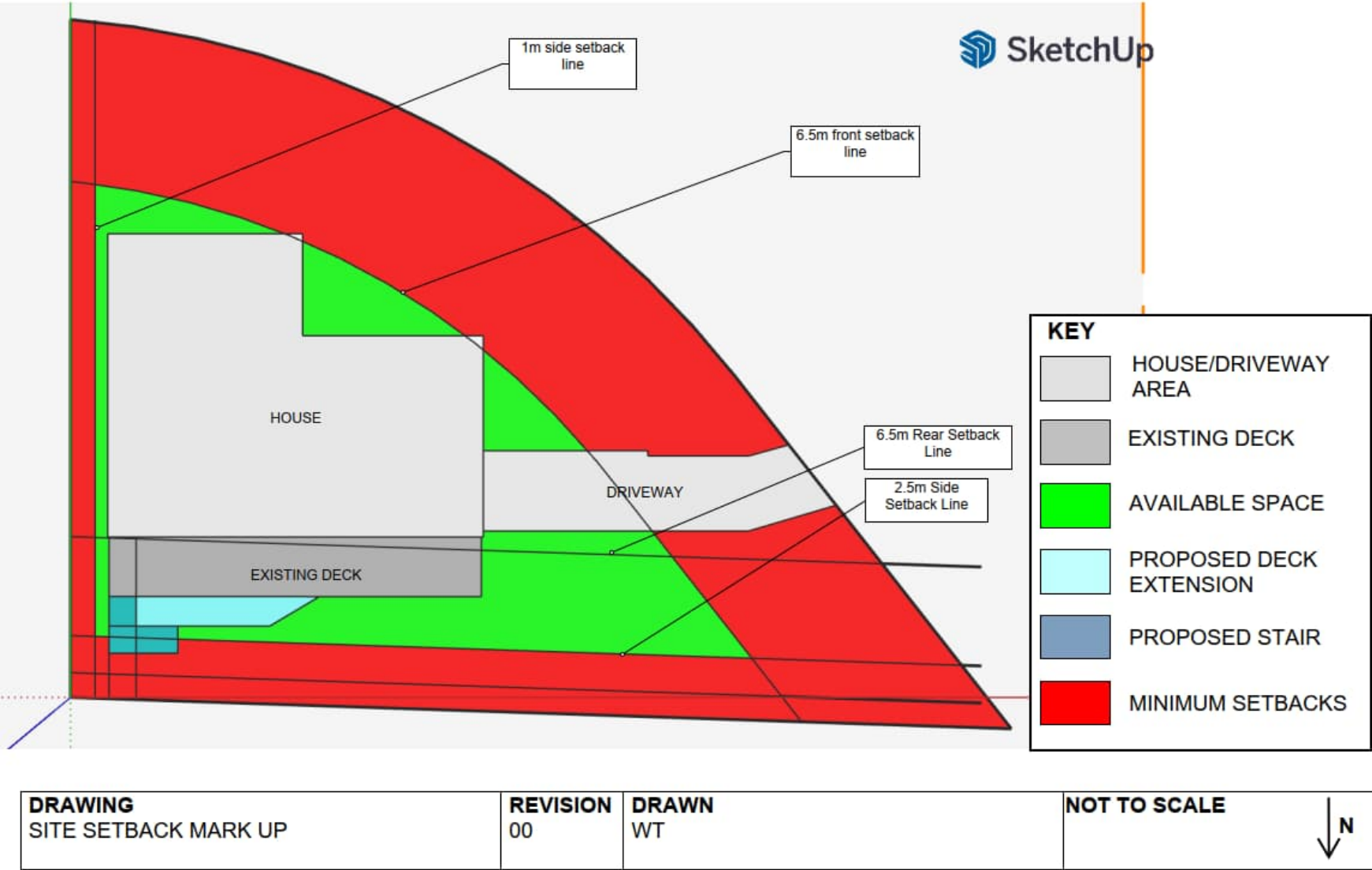
8. Conclusion

For the reasons set out in this Statement of Environmental Effects, the modest extension and deck rebuild and upgrade is appropriate when assessed against the relevant EPIs and Planning Controls applicable to the subject site.

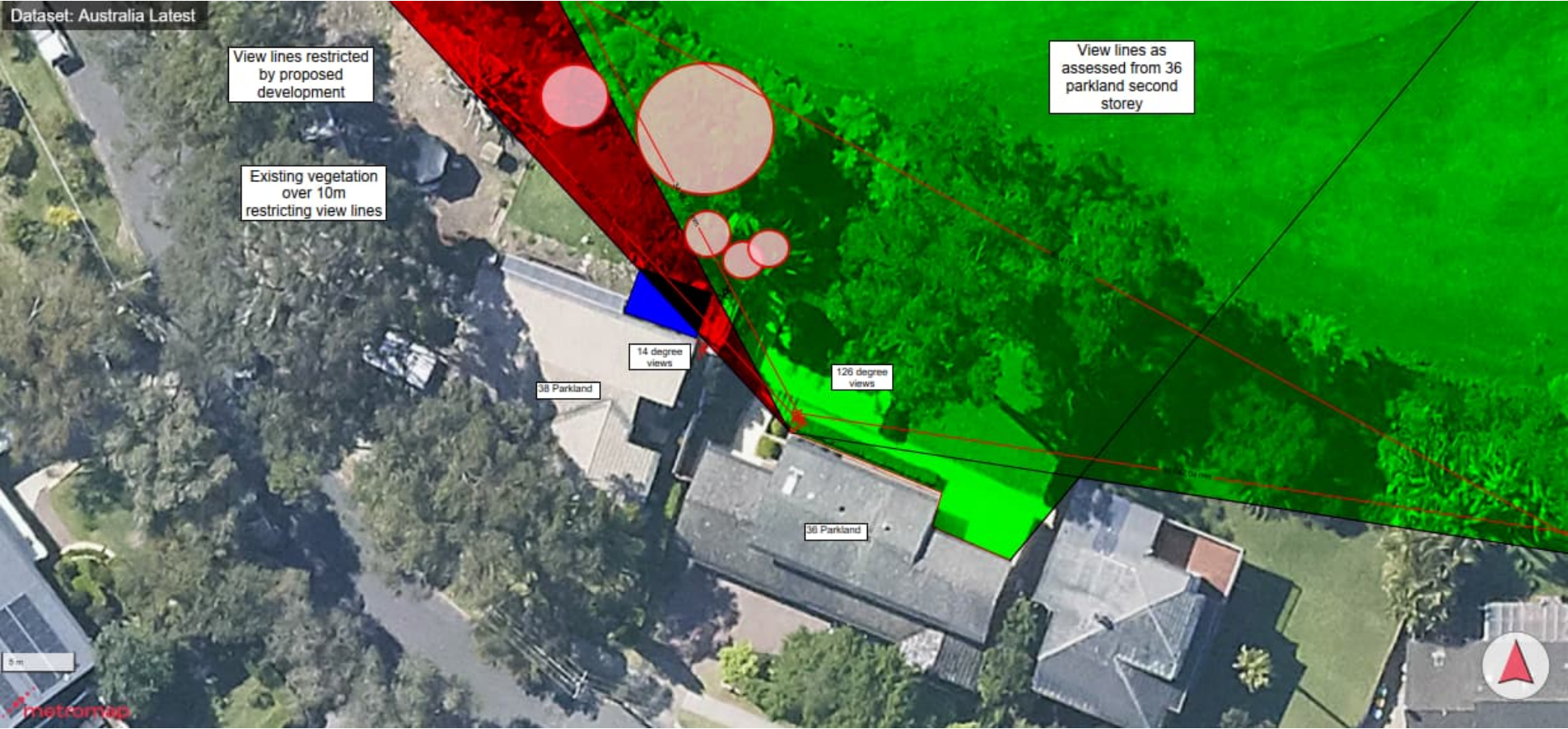
The proposed development is in keeping with the surrounding built form and character of the area and would not give rise to any harmful impacts on neighbouring amenity, environmental qualities or amenity of the immediate locality. The development, as proposed, has been designed to be compliant or where minor breaches occur, acceptable on merit and mitigate against any impacts on neighbouring amenity or the surrounding environment.

It is respectfully requested that the proposed development be supported by Council and consent granted under delegated approval.

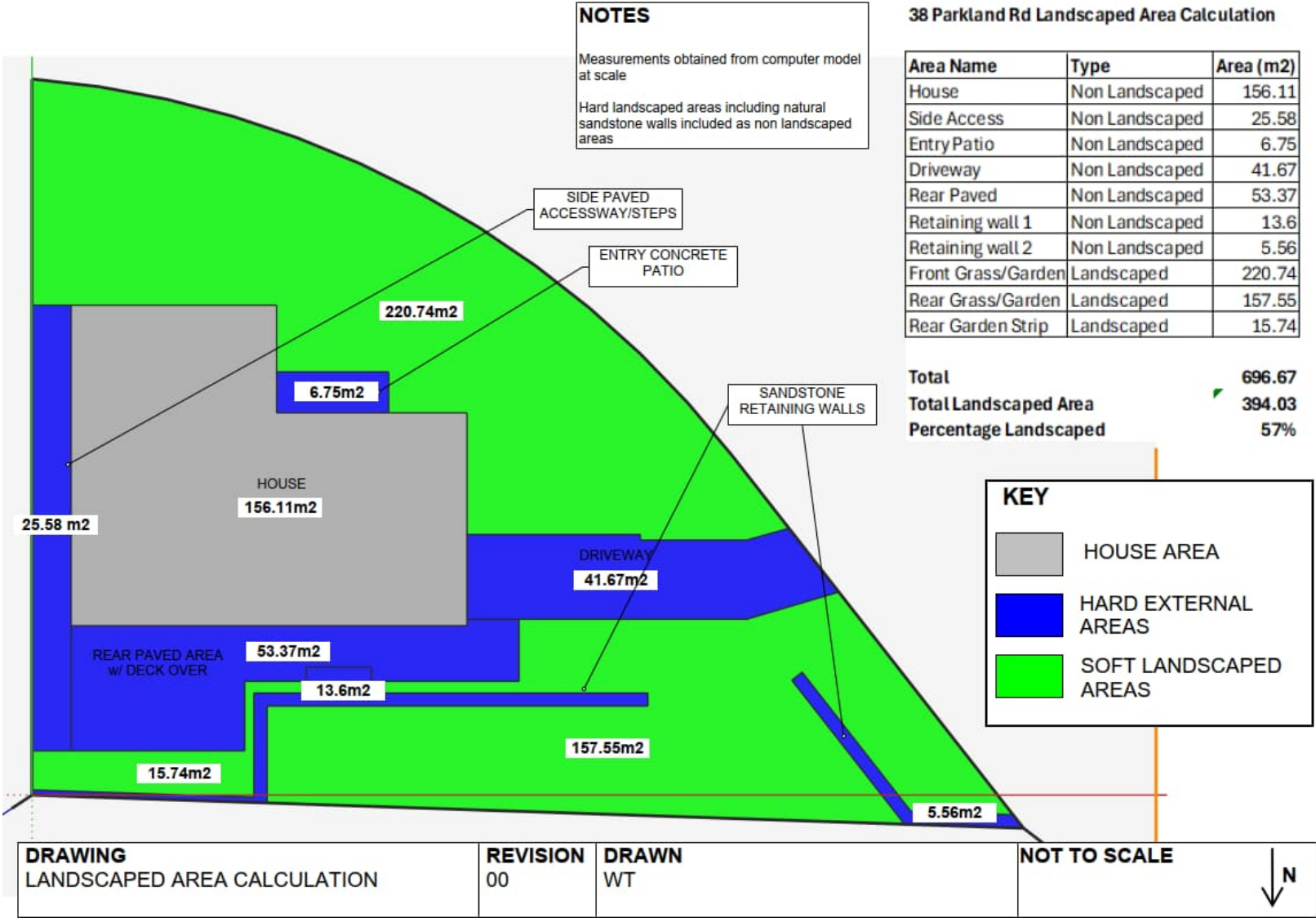
Appendix A – Site Setback Mark Up



Appendix B - View Line Assessment



Appendix C – Landscaped Area Calculation Plan



DRAWING
LANDSCAPED AREA CALCULATION

REVISION
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NOT TO SCALE

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